

**Property address- 7506 Wyndale Road, Chevy Chase, MD 20815**

**Variance application – 2-1-21**

**Statement of justification outlining how the proposed development satisfies the criteria for approving the variance;**

We are asking for the smallest amount of variance to the original garage on the house.

The existing garage is non-conforming in that it is within 23.4 feet of the setback requirement.

The lot is a corner lot thereby requiring classification of Two Front yard setbacks. And the garage is in reality on the side of the house.

The lot has a curve “inward” as which creates a problem maintaining the setback at both sides of the proposed Two car garage.

The house was built this way many decades ago and was not altered by the current homeowners.

1. each of the following apply:

- the following unusual or extraordinary situations or conditions exist:
  - exceptional narrowness, shallowness, shape, topographical conditions, or other extraordinary conditions peculiar to a specific property;
  - the proposed development uses an existing legal nonconforming property or structure;
  - the proposed development substantially conforms with the established historic or traditional development pattern of a street or neighborhood;
- the special circumstances or conditions are not the result of actions by the applicant;
- the requested variance is the minimum necessary to overcome the practical difficulties that full compliance with this Chapter would impose due to the unusual or extraordinary situations or conditions on the property;
- the variance can be granted without substantial impairment to the intent and integrity of the general plan and the applicable master plan; and
- granting the variance will not be adverse to the use and enjoyment of abutting or confronting properties.